145 BUSINESS OPPORTUNITIES

Ker & Stephenson Ltd.

CONSULTATION AND ADVICE FREELY GIVEN ON APARTMENTS, HOTELS, MOTELS AND ALL TYPES OF COMMERCIAL PROPERTIES.

For further information please contact
A. L. Wagner EV 5-3411 J. H. Ford

KER & STEPHENSON LIMITED
909 Government Street

APARTMENT BLOCKS
ALL SHOWING GOOD RETURNS

7 One-bedroom suites all self-contained (OAK BAY BORDER) ... $55,000
6 Self-contained (CITY) ... $28,000
8 Suites (BRAND NEW, IN ESQUIMALT). Price ... $43,000
7 Suites (BRAND NEW, IN CITY) ... $55,000

Drop into the office and have a chat with Doug Lawson or Jim Ranson, Brown Bros. Agencies Ltd., 1125 Blanshard St. EV 5-8771.

EXCLUSIVE 4 SUITES TERMS ESQUIMALT

EXCLUSIVE
THIS APT. BLOCK IS PRICED FAR BELOW REPLACEMENT COST, JUST OLD ENOUGH TO BE LANDSCAPED. PRICED FOR QUICK SALE, $25,500. PLEASE CALL ROY GREEN OR S. STEPHENS, EV 4-9755 ANYTIME.
TAYLOR SPITTAL LTD.

KNOCK, KNOCK WHO'S THERE? OPPORTUNITY

Yes, here is an opportunity for a semi-retired business man with sales ability to step into a ready-made local business showing a very high yield on investment. Hard work optional; Expansion indubitable. Approximately $25,000 investment needed to take over the entire assets and stock. All replies confidential. No information over phone. See Mr. Agar, JOHN BLAIR LTD., 620 VIEW ST., EV 5-3742, for appointment.

ESTABLISH A PROFITABLE BUSINESS

As distributor for inexpensive home reducing machines or operating a Slenderizing Salon. Most amazing value ever offered: cash in on booming Slenderizing market. Will supply advertising mats, complete business system. Organization established 17 years. Exclusive territory, small capital required, unlimited potential. Write immediately giving details as to experience, state phone number. PRESTON REDUCING EQUIPMENT CO., 1545 Mackay Street, Montreal, P.Q.

CIRCUMSTANCE

Forces sale of this lucrative, fast growing, independent, auto repair business. Price includes complete equipment and stock. Good lease, reasonable rental, downtown location. A remarkable opportunity for 1 or 2 exp. operators. No phone information. ½ cash will handle. Full price ... $10,500
Call Roy McGillivray, EV 2-2157, eves. GR 9-1804, Western Homes Ltd.

GROCERY STORE

Country store with living quarters, on bus route. Good, solid business that can easily be increased. All buildings and fixtures with terms, $9,500 plus stock at invoice. Present owner has had the business for 12 years. Please call MRS. JOHNSTON, EV 5-6741 or EV 2-5655. Northwestern Securities of Victoria Ltd.

DOWNTOWN BLOCK

INVESTORS PLEASE NOTE: This brick building is in an ideal location for warehouse, storage or manufacturing. Worth much more than price asked ... $19,000
Please contact Mr. Bryan, EV 2-4255 anytime; res EV 4-4771, J. H. Whittome & Co. Limited.

Flash! Don't Miss This

Modern stucco block, 3 stores, on city corner lot, all rented; plus adjoining corner lot, vacant. Will show 12% at asking price ... $13,650
Good mortgage at 3½% available. Mr. Betts, EV 4-9318, EV 3-2998.
Exclusive
C. N. MONTAGUE CO.

GAS STATION CONFECTIONERY COFFEE BAR

Twelve miles from town. Gross sales 1958, $67,000. Excellent returns. Ideal for man and wife. Consider terms or trade. $12,500 includes stock, fixtures and business. Phone RON de MONTIGNY, EV 5-6741. Northwestern Securities of Victoria Ltd.

$300 DOWN MEAT MARKET

GROCERY AND PRODUCE
Pay $50 per month on balance and rent $62. Long lease. L. Yeo, EV 2-7276. Res. EV 3-7137. Rm 110, Town & Country Homes Ltd. 1923 Quadra.

REVENUE WANTED NOW
DUPLEX, TRIPLEX CLIENTS AVAILABLE
THIS IS URGENT

C. Mallet, EV 2-2157, anytime
WESTERN HOMES LTD.

CITY GROCERY
HOME AND REVENUE

Store grossing over $52,000 year, new equipment valued $5,500; stock guaranteed $5,600; two 2-rm suites rented $90 month, plus owner's suite. All this for for only (terms) ... $21,000
Mr. Holland of Swinertons, EV 3-7181; res, EV 4-7659.

HARDWARE BUSINESS
Located in Oak Bay. Virtually no competition. Business increase approx. 20% over 1957. An ideal setup for a couple. Fully modern store with top-grade fixtures. Lease available. Price $9,200, plus stock (appr. $16,000). Owner would also consider selling bldg., includes de luxe 5-rm. apt. Oil, HW heat. A. W. Anderson, EV 4-9305; res. EV 2-8017. Financial Survey Ltd.

$25,000-$50,000 AVAILABLE
Wanted — Commercial or other revenue property with better than average return. Victoria Press, Box 792.

145 BUSINESS OPPORTUNITIES

FOR SALE OR RENT
Apartment and Business Block

Stucco building in new area, with accommodation for professional office for doctor and dentist, or stores. Opportunity for hardware, bicycle, 5 and 10-cent store business. Apartment consists of three bedrooms, cabinet electric kitchen, large living room with panoramic view.
Full Price ... $23,500
Terms can be arranged to suit purchaser, or would rent on long lease.
For further information, phone Ken Lowndes, GR 8-2151.

George Randall Limited
Phone EV 4-8109

ABSOLUTELY TROUBLE-FREE 5-PLEX

These 5 splendidly-built units each comprising LR with oak floors and firepace, 2 bedrms, kit and Pembroke bathrm and each unit having its own full cement bsmt and furnace. 5 garages. This property is located in the finest part of Fairfield and within 5 minutes from park and waterfront. Never a vacancy. Owner pays taxes and insurance only ... $39,500
Exclusive Agents
A. BERNARD & Co. Ltd.
629 Fort St. Phone EV 4-9335

SECURITY—PROFIT

Invest your idle funds in 1st mortgages. The following is a selection of those we have to offer:
$1,500 at 7½%, repayable $25 monthly.
$2,000 at 7½%, repayable $25 monthly.
$2,300 at 6%, repayable $75 monthly.
$4,000 at 7½%, repayable $45 monthly.
3 or 5-year terms. For further particulars about these and other mortgages contact
LARS WESTMAN
today at EV 5-6741. Northwestern Securities of Victoria Ltd., 631 Yates at Broad.

FRASER BISCOE

750 PANDORA AVE. EV 3-9843
Drive-In Customer Parking

ROCKLAND - REVENUE

Sound investment; high location. 9 rental units plus an owner's large suite included. Good parking space and double garage. Oil HOT WATER heating. Full price, with terms ... $26,250
Excusive with Mr. Vandyke, Office EV 3-9843, res. EV 2-6827

NEW NEW DUPLEX
NHA Side-by-Side

If you are looking for a good duplex then see this. Large living room with fireplace, 2 roomy bedrooms, thru hall, 4-piece bath, up-to-date electric kitchen with dining -area. Full basement with roughed in rumpus rooms, laundry tubs, copper tanks, separate cerports. If you are looking for the best then see this. $10,000 down. Full price $25,260. C. Mallett, office EV 2-2157, home EV 4-5670. Western Homes Ltd.

INCOME PROPERTY

Top location. Corner lot is 50'x120' on Burnside Rd., in the city. Large bldg. has living quarters, small attached store. Taxes and fire insurance $200 per year. Net income approximately $138.25 per month. Rented on a long-term lease. Has 6½ years to run.
Asking price ... $15,000
Clear title. Exclusive.
Contact Charles Giddy, EV 5-2458, res. EV 4-1690
BYRON PRICE REALTY

WANTED GUEST HOUSE

Consisting of about 8 bedrooms. Oil heat and in a good district. Good client, very anxious to buy. If you have such a place for sale, please call Joe Leibel, EV 5-9765. Eves. EV 3-1307.
FAIRFIELD REALTY, 335 Cook St.

PREMIER LOCATION DOWNTOWN

Choice parcel of property comprising block of stores leased to 1st class tenants. Yielding approx $17,000 per year and showing good net return on price of ... $140,000
Full particulars from EXCLUSIVE AGENTS
A. BERNARD & Co. Ltd.
629 Fort St. Phone EV 4-9335

$25,000

I have a client with $25,000 to put down on an apartment up to seven suites in Oak Bay or Fairfield. If you are thinking of selling please call HOMER M. SMITH at EV 5-6741 or GR 7-1951. Northwestern Securities of Victoria Ltd.

MONTHLY PARKING AT AVIS RENT-A-CAR

855 Douglas. EV 3-2131

FAIRFIELD
Four very good suites of living room, kitchen and dinette, one bedroom and bath each, oil hot-water heat, set on 120'x130' lot, close to hospital, park and city centre. Full price with $8,000 down, $34,900. Call W. H. McMahon, EV 2-8117, eves. GR 7-1455. Newstead Realty Ltd.

CALL PAT SHEA, TRADERS Estates Ltd., for property trades of all kinds, 75 Victoria Crescent, Nanaimo. Phone 2250.

WANTED—GOOD SOUND BUSINESS or partnership. Have clear-title bungalow in nice residential district as down payment. EV 3-3051.

FAIRFIELD — 4 SUITES, FULLY furnished, plus owner's suite. Good revenue. Owner transferred east, must sell at once. EV 5-6656.

BE YOUR OWN BOSS. TEXACO-leased service station, some capital required. Victoria Press Box 1717.

147 EXCHANGE REAL ESTATE

OWNER OF DE LUXE 11-SUITE apartment block will accept your smaller revenue, bungalow or mortgages plus some cash. If you wish to consolidate your smaller holdings into one large quality apartment this may be just the opportunity you are looking for. A trouble-free 12% investment at $55,000 at positively the best apartment proposition in its class on today's market. Don Bacon, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-0237.

ESQUIMALT FOR ESQUIMALT
Trade 2-bedrm home with bsmt, Oil-O-Matic heat, for 3-bedrm home, no steps. Ted Chartres, EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

LOVELY THREE-BEDROOM HOME to trade for two-bedroom or revenue property. Call T. Mullen, GR 7-3642 or office EV 5-6704. Frank A. Martin Agencies Ltd., 1114 Blanshard Street.

FOR EXCHANGES
of all kinds—property, mortgages, etc. — phone Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

THERE OUGHTA BE A LAW

147 EXCHANGE REAL ESTATE

IF YOUR HOUSE IS TOO SMALL TRADE IT

On this fine, large, 4-bedrm house in Rockland area.
Asking price ... $18,500
Ruth E. Hutcheson, EV 4-9318, GR 8-3536.
C. N. MONTAGUE CO.

INTER-CITY HOUSE EXCHANGE
Attractive modern house in Nanaimo in district of good homes valued at $15,500, with clear title for similar property in Oak Bay-Beach Drive area. Contemplated move in June or early July. If interested write G. Jones, Resident Engineer, B.C. Forest Products Ltd., Crofton, B.C.

148 LISTINGS CANCELLED

3901 QUADRA STREET HAS BEEN sold.

149 LISTINGS WANTED

WANTED

Apartment block not over 10 years old. 7 suites is the size required, up to $60,000. All cash can be arranged in 3 years. Can pay $35,000 down. Call Len LeDoux, Ph. EV 5-9760. Fairfield Realty.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 31-member firms ... their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street EV 3-2228

LISTINGS OF ALL TYPES wanted by B. J. Merchant who has recently joined our firm of Frank A. Martin Agencies Ltd. Please phone office EV 5-8704, or res. EV 5-2108.

HAVE CASH CLIENT WANTING quality home of at least 3 bedrms and den. Preferably not over $30,000. Phone J. S. Boorman, Boorman Investment Co. Ltd., 611 Fort St., EV 3-7124; after hours, EV 2-5036.

KNOW THE MODERN METHODS of selling your home. Phone TOM GIBBS, Realtor, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 2-7468.

T.C.A. PILOT URGENTLY REquires 2 or 3-bedroom home, price secondary if $3,000 will handle. Call Mr. Clark, Western Homes Ltd., EV 2-2157, res. EV 2-3453.

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. — Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

150 HOUSES FOR SALE

FAIRFIELD REALTY
335 COOK STREET

LARGE AND SPACIOUS

Family home on Linden Ave. close to Dallas Rd and beach. Just an ideal area to raise your family. Close to schools, park, beach. This large home has very large living and dining room with fireplace. Den with fireplace, kitchen with pantry, 4 bedrooms plus 2 extra rooms. Full basement, Oil-O-Matic heating, attached garage. This very fine old home has been reduced from $12,000 to ... $10,950
For quick sale. Terms are very easy so call now. I'll show it to you. Len LeDoux, EV 5-9765 anytime.

REVENUE FAIRFIELD

Oil heat, new wiring and fully furnished, 4 rooms up and 4 rooms down. Good furniture and rugs, also fridges and ranges. Nice kitchenettes. Full basement. New stucco exterior.
Revenue $200 per month
LOW TAXES
Full Price $15,000
Good terms to right buyer. Call Joe Leibel, EV 5-9765, Eves. EV 3-1307

HAYNES
THE WARM FEELING OF HOME

We need one buyer with a realistic outlook on life. Rambling ranch type of 1,380 sq. ft. of living area with breezeway and attached garage. Large living room full width of house, dining room, dining patio with awning, entrance hall, two twin-size bedrooms, den in knotty cedar with cupboards and built-ins. A dream of a kitchen with snack space. Basement, full insulation, automatic oil heat. Landscaped lot. At quoted price automatic washer and range included in addition to Venetian blinds to all windows. Ask to see this and remember prices are due to increase this year. Price ... $16,500
Please ask for W. Jones, EV 3-8303 evenings, Arthur E. Haynes Ltd., 739 Fort St., EV 3-3823.

McCANDLESS REALTY

830 FORT ST. PHONE EV 3-6111
Real Estate and Insurance

SPECIAL $1495 DOWN
Fully Furnished Bung.

4 rooms, spotless, living room with fireplace, light floors, 2 bedrooms, small bright kitchen with nook, cab pantry, 3-pce bathroom, new oil range, newly wired. Duroid roof. Landscaped lot. Low taxes. Handy location on bus line nr Haultain St. Furnished, inc frig and washing machine. QUICK POSSESSION. SEE THIS FOR VALUE AT only ... $6300
Eves. Mrs. M. Ramsdale, EV 4-5858

$1,500 DOWN, IN JAMES BAY, large 5-room, full basement bungalow in top condition, $7,950.

$1,500 down, in High Quadra, 3 bedrms, full basement, oil heat, good treed lot. $8,500 for all cash, $6,500. $1,500 down, in Dean Heights, attractive old English type, no-basement bungalow, 4½ rooms, $9,989. Call Guy Meuffels, EV 2-4255, Res., EV 2-7829. J. H. Whittome & Co. Ltd., 1218 Broad Street.

HOUSE FOR SALE AND MOVE IT. 1375 Fort St. EV 5-8160, EV 4-4058.

150 HOUSES FOR SALE

B.C. LAND & Investment Agency Ltd.
Our 96th Year in Real Estate

DE LUXE RANCHER WOODBURN AVE GOLF COURSE SIDE

You should certainly see this quality home with many good features. Lovely locale with the picture windows of the large living room facing the golf course, park-like with trees. "L" dining room. Very nice entrance hall with slate floor and planter box. Streamlined kitchen with wall oven and electric counter top. Ample eating space. Knotty pine panelling. Overlooks the street—interesting for the housewife—she can watch her's and the neighbors' children at play. 3 good bedrooms. The master bedrm has a 2-pc bathroom. There is a panelled den with FP. Full basement. Space for rec. room. Some wall-to-wall carpeting. Price ... $25,500
Call Mr. C. R. V. Bagshawe, EV 4-4115 anytime.

HIGH QUADRA 2-BR PLUS CEDAR SHAKE (Just Listed)

We are very pleased to offer this spacious bungalow, built by Pollard in 1941 and in immaculate condition throughout. Entrance and through halls, living room 16'x17', family dining room 11'x12'6', large kitchen wired for range, lots of cupboards, large utility; off (this can also be used as a breakfast room), 2 large bedrooms, one with wall-to-wall carpet, 4-pc Pembroke bath. Finished concealed stair to space for 2 or 3 more bedrooms, partly studded in now. Full basement, oil heating, drive-in garage, sewer connected. For a fine comfortable home see this one today at ... $13,500
(or clear title)
$4,000 CASH WILL HANDLE
Exclusive Listing
Please phone A. McGillivray, EV 4-4115 anytime.

UPLANDS BEAUTY VIEWS AND CHARM

This fine 2-year-old home is offered here for the first time, and will be a pleasure to show you. Attractive brick and stucco exterior with attached double garage, ample grounds with oak trees. Interior—entrance hall to spacious living room, dining room and kitchen with all the latest features, plus large nook and utility area. View of Olympics and the sea. Two large bedrooms and beautiful bathroom. Open stair to lower-level entering into a delightful den or rec. room with open fireplace. The entire basement is improved with a nicely-furnished bedroom, 3-pc shower bath, workshop, and furnace room with Armstrong package oil heating plant. This home is first quality throughout and will bear the closest inspection.
Clear title. Price ... $29,500
View by appointment only.
Exclusive Listing.
Please call Mr. W. O. Cameron, EV 4-4115.

HIGH QUADRA QUIET LOCATION

New split-level 3-bedroom home with just two steps to the front door and situated on a large easily-kept treed rocky lot. Attractive, large, L-shaped living room, dining, electric cabinet kitchen, and 4-piece bathroom with colored fixtures. Half cement basement with level drive-in garage. Automatic oil hot-air heating. Discount for cash. Price ... $13,500
Call Mr. Hope, EV 4-4115 anytime.

A. BERNARD & CO. LTD.
629 Fort Street EV 4-9335

Almost FOUR ACRES THREE BEDROOMS

A very nicely secluded good older home, Colwood area. Good bsmt and furnace. Large bright LR with fireplace. Dining room, dandy kitchen, three bedrooms and bathrm. Attractive garden, fruit trees. Barn, two chicken houses, garage. Well wooded two acres. Full price ... $10,750
Please call Mr. Francis, EV 4-9335, Eves. GR 9-4810

ROOM FOR IN-LAWS

A modern stucco bungalow — two years old. A high basement framed for suite with plumbing for kitchen, bathroom and Bendix. Six nice rooms with oak floors, automatic oil heating. Price ... $14,000
Please call Mr. Francis, EV 4-9335, Res GR 9-4810

DUPLEX FORT ST.

TWO spacious suites, 6 RMS and bath on main floor. 4 RMS and bath up. Full basement. HA furnace with stoker. Lot 52x132. Taxes $172.
Price ... $10,000
For appointment to view call Mrs. McLean, EV 4-9335; Res. EV 4-6867.

F. N. Cabeldu
1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

ROYAL OAK 1 ACRE DOG KENNELS

A lovely ranch-style home only 3 years old. 3 bedrooms. Large living room with fireplace and dining space. Kitchen with bar and utility. Automatic oil heat. Double carport. Patio.
Price with terms ... $17,300
Call Mrs. Strodyk, EV 3-7174, Res., EV 2-4653

SOMETHING SPECIAL UNUSUAL SETTING

2990 BLENKINSOP RD. WILL MAKE YOU SLOW DOWN AND LOOK TWICE, but please make appointment to view first. Designed to take advantage of views and setting on LARGE LOT 148'x200'. Living room with GRANITE FIREPLACE, formal dining rm, SUN ROOM OR DEN SEWING ROOM, 2 bedrooms, thru hall, bright kit with patio off. High bsmt, bsmt. OIL HOT-WATER HEAT. LOTS OF FRUIT AND SHADE TREES. Terms available. Price reasonable and you could MOVE IN AT ONCE. Exclusive with Mr. Cleary—weekend or evenings, EV 4-2505.

CEDAR HILL, POSSESSION FEB. 28, $2,316.40 down—$13,975. Beautiful sparkling new NHA, 1,100 sq. ft. 3-bedrm bungalow with full basement, # drive-in garage and Oil-O-Matic heating. Lovely garden lot. 1 blk from school and bus. Call George Thornelee, EV 2-7276, res. GR 7-2771. Town & Country Homes Ltd., 1923 Quadra St.

150 HOUSES FOR SALE

RANDALL'S LIMITED

OPEN FOR INSPECTION
5th - 6th - 7th
2 - 5 P.M.

1206 JUDGE PLACE
$18,900

Beautiful home, built 7 years, in a quiet country-like setting, has 1,550 sq. ft. of living space. Living room 23'x15', dining room 11'x11', thru hall, oak floors throughout, 3 large bedrooms, Pembroke bathroom, cabinet electric kitchen with lovely dining nook. Utility on main floor, on sewer, full basement with auto oil heat. Attached garage with unfinished room above that could be fourth bedroom. Large lot. Good terms.
For preview, please call Mr. Sudbury, EV 4-8109, or eves GR 9-1906.

ESQUIMALT 1235 PARK TERRACE
$10,800

Modern bungalow of 5 rooms in secluded setting. "L"-shaped living and dining room with fireplace, 2 nice bedrooms, Pembroke bathroom, cab. elec. kitchen plus utility plumbed for washer and dryer. Basement with new pkg. oil unit, double carport, low taxes. Down payment of $2,500 required.
Call Mr. Sudbury, eves. EV GR 1906

BURNSIDE EXTRA SUITE

Duplex, main floor, has three bedrooms, living room, dining room, cabinet electric kitchen, Pembroke bath, level walk-in basement suite, 3 rooms plus bath, $70, drive-in garage. Only one year old. Greatly reduced to ... $15,000

DUPLEX $2500 DOWN

Fairfield, near park and sea. 5 rooms and bath down, large self-contained three-room suite up. Fully furnished, $80. Full basement, oil heat, nice ranges up and down. Garage. Really nice home and revenue.
Asking Price ... $14,000
On the two above, please call Mr. Davis, eves. EV 4-8614.

Jubilee Area

Stucco bungalow with three large bedrooms. Living room with fireplace, separate dining room, large family kitchen wired for electric range, full basement with partial finished room.
Full price ... $10,500
Open to offers as to down payment and terms.

$12,800 NEW VIEW ROYAL

This bungalow will be finished by March 1—has three bedrooms, large living room with dining room area. Full basement, oil package heat. Terms $3,500 down.
On two above, please call Mr. Lowndes, eves. GR 8-2151.
GEORGE RANDALL LIMITED
1309 Douglas St. Phone EV 4-8109

THREE (Not Two) $10,500 NEW

Full basement bungalow which features a new floor plan to offer the following features at this LOW, LOW, price.
1. Spacious LR with special fireplace and dining "L".
2. Cabinet kitchen, hardwood cupboards.
3. Colored Pembroke bath!
4. Three bedrooms, one panelled for DEN.
5. Full basement, drive-in garage, oil heat, space for rumpus.
This is the FIRST of fifteen similar homes. EXCLUSIVE with Phil Simpson of Town & Country Homes Ltd. Let us discuss terms today. EV 2-7276 or EV 5-5542.

"GOING SOUTH"
"Furniture Being Sold Now"

Plans are all made for the move. Furniture nearly all sold. OWNER SAYS get the people here and LET'S HAVE AN OFFER at once. 2 bedrooms, oil heat, stucco exterior. BARGAIN PRICED now for QUICK SALE. This one is HOT. Call RACHEL RUSSELL at once, EV 5-6741 or EV 5-4140. Northwestern Securities of Victoria Ltd.

SURE THING

This 10-year-old family home comprises rec. thru hall, 3 bedrooms down and 3 up, Pembroke bath, part basement, oil hot-water heat, attached garage. Nice lot, on sewer, close to everything. Price with large 6% mortgage only ... $12,600
Phone N. Thornber at Western Homes Ltd., EV 2-2157, evenings GR 9-1853.

$1,000 DOWN
I have two three-bedroom N.H.A. homes located reasonably close in. Close to bus and shopping. Houses are 1,100 sq. ft., consist of L-shaped living and dining room, cabinet electric kitchen, oak floors, oil heat, etc. Full price, $13,125. For additional information phone Mr. Hall, EV 5-8701 anytime. Morey & Johnstone, Real Estate, 3244 Douglas Street.

OAK BAY—$1,500 DOWN, 2½-YR. 2-bedrm rancher. Owner, EV 5-4023.

150 HOUSES FOR SALE

FINANCIAL SURVEY LTD.
1334 Government St. EV 4-9305

LANSDOWNE SLOPES

Owner being transferred. Must sell his lovely home. Has thru hall, large liv. rm., din. rm., cab. kit. with nook and utility rm., 3 bedrms., 4-pce. Pembroke bath, H.W. firs., over 1,400 sq. ft. Full base., O-O-M heating, drive-in garage. Good view. Nice corner location with lawns, shrubs, etc. Shown by appointment only. Today's best buy. ... $17,950
Price
Roy Gill, EV 4-9305; res. EV 4-3310

UNIVERSITY AREA

Spotlessly clean and exceptionally attractive 6-rm stucco bungalow situated in this very desirable area. Large living rm, through hall plan, 3 bedrms, cab electric kitchen and very smart dinette. Full base with oil heating. Lovely landscaped lot with fruit trees. Real value priced at ... $13,950
M. Braithwaite EV 4-9305; Res. EV 2-7645.

SEMI-SECLUDED
4½-RM STUCCO BUNGALOW
LANDSCAPING 2½ LOTS

Well landscaped in lawns, fruit and ornamental trees, shrubs, etc. An immaculate home with high basement, dr-in garage with OH door and large blacktop driveway. Immediate possession. Price ... $11,500
Approx. $3,500 to handle
A. E. Seeber, EV 4-9305, Res. EV 5-2875

EXCELLENT DUPLEX

If you are looking for home and revenue, this merits your consideration. Spotless condition. Features lge LR, cab elec kit, dinette, 2 bedrms, bath. Upper suite lge. LR, cab kit, 2 bedrms, bath, rented $68.50. Separate meters and entrances. FC bsmt, HA heat, near shopping, transportation and schools. City. Priced right—$5,000 down ... $10,800
P. G. Williams, EV 4-9305; Res. EV 4-9657

EXCLUSIVE DUPLEX

Drive by 1245 Chapman St., Fairfield. 6 rms for owner, 3 bedrms and bath, 4 rms up, 2 bedrms and bath, rent $65. Full bsmt, HA heating. Rental up pays mortgage. Terms.
Full Price ... $9850
Stan Hyland, EV 4-9305; Res. EV 3-3520

JOHNSTON'S
ESTABLISHED 1903
1306 BROAD STREET EV 5-2471

DUKE ROAD METCHOSIN

Sea view, seclusion, nearly new two-bedroom ranch-type bungalow. Large living room with fireplace, utility and modern cabinet kitchen. Over an acre of ground, partially wooded. Low taxes. Terms can be arranged on full price ... $11,500
For appointment to inspect call C. A. Ross, GR 8-1817.

GO SUBURBAN
SPLENDID SMALL ESTATE

High location, over six acres, excellent pasture and partly treed. Modern 5½-room stucco bungalow, basement, HA heat. Several outbuildings for diversified stock. This property has a wonderful future—within 4½-mile circle. Terms can be arranged on full price ... $12,250
C. A. Ross, GR 8-1817

CAPITAL CITY REALTY
650 Cormorant St. EV 4-1922

THREE BEDROOMS 871 DARWIN

Here is something extra, attractive 3-bedrm bung, full basement, all oak floors, lge cab kit, wired for range, garage. A fine, almost new stucco home on sewer and available on very good terms. Don't pass it up. Full price ... $10,950
Ken Walters, EV 5-7820 Evenings

GORDON HEAD RANCH TYPE

Lovely 6-rm stucco bung, LR 18x16 with FP, lge DR, cab kit, 4-pc bathroom, full cement basement with O-O-M and dr-in garage. A very good buy (with terms) for ... $12,950
Dirk Okker, EV 2-0224 Evenings

"FAMILY MAN"

You will have peace of mind to know your children are safe from traffic on this no-through street. Just blocks away from all schools from public to college. These are some of the advantages you have with this lovely 5-year-old stucco bungalow, 3 large bedrooms, large electric kitchen, dining room and a family-size living room, plus two finished rooms and extra plumbing in the basement.
Full price only ... $14,500
Call me anytime at EV 5-6741.
MAURICE N. SMITH,
Northwestern Securities of Victoria Ltd.

CASH OR TERMS. PRICE $5975 3-room white siding bungalow High Quadra. Consisting of large living room, twin-size bedroom, cabinet kitchen, 3-pce bath, oil heater. Suit a retired couple. $2,000 DOWN, BALANCE AS RENT. Fenced lot, sep garage. Contact B. Ludlow, EV 2-7276, res. EV 3-5101. Town & Country Homes Ltd.

BRAND NEW 2-BEDROOM HOME. Reasonable. 3067 Albina St. Phone EV 2-9724.

150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd.
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

BRENTWOOD WATERFRONT DUPLEX

Delightfully situated with own boat wharf, this property can be retained in its present form as a well-planned duplex or can be converted easily to a most attractive 2 or 3-bedroom waterfront home.
Price, with terms ... $18,900
To view, please phone EV 4-8124; MR. SIMPSON; res. EV 5-7369.

THIS YEAR

And every year, your friends will envy you, living in this premium location with the breeze in the trees. Better than new because the landscaping is done, this 1,300' bungalow includes thru hall, 18x18 LR with raised FP, 3 bedrms, convenient kitchen with large DA, O-O-M heat and dr-in garage in FC bsmt. Fat NHA mtge at 5¼%—$79 P.I.T. A pleasure to show ... $15,750
MR. LOVE, EV 4-8124; Res EV 4-6056

OAK BAY SPECIAL

Just on the market, older type four-room bungalow, 1½ lots on a quiet street. Living room with fireplace, two bedrooms, large kitchen, three-piece bath. Full cement basement, hot air heat, copper piping. Duroid roof. Separate garage. Early possession. Clear title. $2,000 down handles.
Full price, only ... $8000
W. WOODLEY, EV 4-8124; Res EV 4-3916.

ESQUIMALT

Near Saxe Point, this quality-built home in a choice location will suit the discriminating buyer. It features thru hall, large LR with corner fireplace, dining area, lovely electric kitchen, three good bedrooms, 4-pce bath. Extra room with 2-pce bath down. Plan to see the other extras. There will be real pride of ownership here. Quality workmanship throughout ... $17,900
E. K. LANE, EV 4-8124; Res EV 2-5592

2-BEDROOM HOME IN OAK BAY

Ideal for a retired couple. On a quiet street in Oak Bay just off Beach Drive, two bedrooms, living room with extra paneled room in basemtn. Oil heat, hardwood floors. Beautifully kept inside and out, with well laid out back garden secluded from the street. Price ... $16,800
DOROTHY KIRKPATRICK, EV 4-8124; Res Keating 68X.

BUILD NHA LOTS AVAILABLE

Come in and discuss your requirements and obtain full information from JACK MIDDLETON, EV 4-8124, eves. GR 9-4327.

$500 DOWN 3 BEDROOMS $7800 JAMES BAY

This full basement home is located just a few houses from sea front. Very comfortable and spacious. (Garage. $80 per month. Why pay rent?
JACK MIDDLETON, GR 9-4327
JACK BROWN, EV 2-4976
Office: EV 4-8124

Park View—4 Suites GROSS $4188 P.A.

$20,000 was spent completely modernizing this home into four de luxe suites each with view over Beacon Hill Park. Having living room, bedroom, modern electric kitchen and Pembroke bath. Automatic oil heating and laundry facilities, storage lockers, etc. Very desirable property within walking distance of town. Large lot with room for expansion
Full price ... $36,000
For further information, phone MRS. SHIRLEY, EV 4-8124; res. EV 4-8485, eves.

MILLION DOLLAR VIEW DUPLEX OAK BAY

Beautiful large 6 rooms, self-contained suite. View from all windows, 3 bedrooms or 2 and den. Pembroke bath plus 3-room self-contained suite with views. Basement with Oil-O-Matic heat. Must be sold, illness reason. Just reduced. $5,000 will handle.
FULL PRICE ... $20,000
JACK BROWN, EV 4-8124, res. EV 4-4976
J. MIDDLETON, res. GR 9-4327

EXCLUSIVE LSTG APARTMENT BLOCK
This is without a doubt

the most attractive apartment block in Victoria, where you could spend the rest of your life in absolute comfort in the very best of surroundings, situated in lovely grounds with unobstructed view of mountains, sea views and Sooke hills. Price ... $71,000
$23,000 cash, balance on mortgage. Photographs and full particulars phone MR. HEPBURN, EV 4-8124, res. EV 3-7039.

OAK BAY LOW DOWN PAYMENT NO STEPS

Ideal for a couple. Immediate possession. Electric range included in full price of ... $8500
D. E. Wilkinson
EV 4-8124, res. Sidney 652

BUILD NHA
No Down Payment? Own Your Lot? Equity in Home?

We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817A Fort Street.

$850 DOWN 3 BEDROOMS NEW N.H.A. ONE ONLY

3-bedroom basement home to be built in the Haultain district. For further information call E. J. Butler, EV 4-7128, Res. EV 5-1232. Douglas Hawkes & Co., 817A Fort Street.

2-BEDROOM HOUSE, ESQUIMALT district. Full basement, oil furnace, drive-in garage. View of Gorge, close to Gorge Park and swimming. Immediate possession. Phone EV 2-6078.

150 HOUSES FOR SALE

NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

TODAY'S BUY "LONG AND LOW"

Set high among the oaks, this 3-bedroom rancher is a pleasure to see. NHA 5% mtge. 1,250 sq. ft. of gracious living. Good terms available. See it now by dialing MRS. V. ROBERTS, EV 5-6741 or EV 2-1988.

FEATURED
CHEK TV, 6.40 P.M.

OPEN HOUSE 3141 YEW ST. SAT., JANUARY 7 2-5 P.M.

OFF QUADRA, DOWN FINLAYSON. Good things come in small packages, true. This is a small home, 3 bedrooms, but ample closet space. Cosy living room and modern kitchen. High basement and separate garage, excellent location. 10 years old. On terms.
Price ... $10,300
TED CHARTRES will be in attendance, EV 5-6741 or EV 5-5508.

SPACIOUS, NEW 5xS. DUPLEX

Five rooms each rented at $90. Walking distance. Owner built. Living room with raised fireplace set into mahogany panelled wall. Separate dinette off modern electric kitchen. Full cement basement with O-O-M heating and utility tubs. Owner will include landscaping and carports in full price. See this at $10,000 down. View by appointment only. Exclusive with V. LEEDHAM, EV 5-6741 or EV 3-8706.

"PAT BAY HIGHWAY"

20-acre farm. Sidney water, older 3-bedroom home, 2 barns 40x50 ft. and 30x70 ft. Good value at only $24,500. Additional 20 acres approx. 700-ft. highway frontage bordering "Baker View" subdivision can be bought separately at the low low price of $15,500. Call AKSEL PETERSEN, EV 5-6741 or EV 4-6571.

"CAN YOU COOK?"

What a question to ask a woman, but in this case very necessary, and equally important is that SHE has a handyman HE. For this TEAM I have a boarding house in Sidney which can be theirs for a low, low-down payment or leased with a purchase option. There are also 3 separate rental units which will help you OWN this desirable property. Full price furnished ... $12,750
Please call JIM GOLBY for details, EV 5-6741 or EV 4-4066.

"LOST?"

I've found the ideal modern family home which is so designed that when unexpected guests arrive your living room won't be "topsy turvy." There is a really large living and dining room and the work-saving kitchen will delight your eye with its mahogany fixtures. A thru hall leads to 3 nice bedrooms. The basement is complete with oil heat and rumpus room, perfect for "indoor rainy days." Full price on terms ... $17,800
Please call MRS. WELL